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CAROL DEAN PAFF  
DAVIS COUNTY RECORDER  
DEPUTY [Signature] FEE 14.00

QUAIL CREEK SUBDIVISION

PROTECTIVE COVENANTS

09-146-0001 14.00

The protective covenants of Quail Creek Subdivision, Layton City, Davis County, Utah, dated May 6, 1986.

1. All lots in the tract shall be known and described as residential lots and no structure shall be erected, altered, placed or permitted to remain on any residential lot other than a detached single family dwelling not to exceed two stories high. All homes must have a two car garage and no more than three cars.
2. No building shall be erected, altered or placed on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to the quality of workmanship and materials, harmony of external design with existing homes and as to location with respect to topography and finish elevation.
3. The architectural control committee is composed of Curtis Bennett and Duane D. Johnson. They may designate a representative to act for the committee, or for the owners. The remaining member shall have full authority to designate a successor. None of the committee nor any designated representative shall be entitled to a y compensation for services performed pursuant to this covenant. They shall not have any liability for their decisions. The then recorded owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or withdraw from the committee or restore to it any of it's powers and duties.
4. All plans and specifications must be approved by the committee prior to starting construction. Construction on all lots must commence within 120 days of the date of approval and proceed in an orderly expeditious manner. In the event that construction has not been commenced within 120 days, written approval must be obtained from the above mentioned committee. Two complete sets of plans shall be submitted to the committee before construction can commence. One signed set will be signed and returned to the contractor and one signed set will be retained in a p rmanent file by the developer. (Committee).
5. All dwellings shall be set back at least 20 feet to any side street line, not nearer than 10 feet to any side lot line and the total width of the two side yards shall be not less than 20 feet, and the rear yards shall not be less than 25 feet, except that homes located on corner lots shall be required to have a rear yard of not less than 20 feet. For the purpose of these covenants, only steps and open porches shall be considered as part of the building on a lot, not to encroach upon another lot. A detached garage or other permitted accessory building located 40 feet or more from the set back line, may be located and shall have a minimum side yard of not less than one foot.
6. No dwelling shall be permitted on any lot with the ground floor area of the main structure, exclusive of open porches and garages, of less than 1500 square feet for one story dwelling, nor less than 2000 square feet for a dwelling of more than one story. A split level entry or bi-level dwelling with garage under must exceed 1500 square feet on main levels. As determined by the architectural control committee the construction materials for each home shall be of a quality equal to or superior to FHA or VA requirements.

14.00

7. No building shall be erected or placed on any lot having less than 50% brick as determined by the architectural control committee.
8. No building shall be erected or placed on any lot having an area of less than 10,000 square feet.
9. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No clothes drying or storage of any articles which are unsightly in the opinion of the architectural control committee will be permitted on patios, unless in enclosed areas built and designed for such purposes. No automobiles, trailers, boats, or other vehicles are to be stored on streets of front and side lots unless they are in running condition, properly licensed, and are being regularly used. Automobiles must be moved every 2<sup>1</sup>/<sub>2</sub> hours.
10. No structure of temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. Exception: Temporary construction office.
11. Such easement and rights of way shall be reserved to the undersigned, its successors and assigns, on and over said real property for the erection, construction and maintenance and operation therein or thereon of drainage pipes or conduits and pipes, conduits, poles, wires and other means of conveying to and from lots in said tract, gas, electricity, power, water, telephone and telegraph services, sewage and other things for convenience to the owners of lots in said tract, as may be shown on said map and the undersigned, its successors, and assigns, shall have the right to so reserve any or all of the lots shown on said map. No structures of any kind shall be erected over any of such easements except upon written permission of the owner of the easement, their successors or assigns.
12. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes and are restricted to the owner's premises or on a leash under handler's control.
13. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five feet advertising the property for sale or rent, or signs used by a builder to advertise during the construction and sales period.
14. No lot shall be used or maintained as dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Each lot, and its abutting street, are to be kept free of trash, weeds, and other refuse by the lot owner. No unsightly materials or other objects are to be stored on any lot in view of the general public. Purchaser or contractor of lot shall be held responsible for damages caused by him or his contractor to any lots in this subdivision.
15. No fence, wall, or other object of similar design may be constructed on any lot nearer the street line than the front house line, nor shall any fence, wall or other object of similar design be constructed on any lot to a height greater than six feet. Any hedge in front yard shall be maintained at three feet or less in height. Any satellite TV reception dish shall be located in the rear yard only and will be subject to committee approval.

16. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street lines extended. The same sight line limitations shall apply on any lot within ten feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

17. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

THESE covenants are to run with the land and shall be binding on all parties and all parties and all persons claiming under them for a period of 20 years from the date these covenants are automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded changing said covenants in whole or in part. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain him or them from doing so, or to recover damages thereof. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Dated this 6th day of May, 1986.

*Curtis W. Bennett*

Quail Creek Developer, Owner  
Curtis Bennett

*Duane D. Johnson, Pres.*

Quail Creek Developer, Owner  
D & D Concrete, Inc. Duane D. Johnson, Pres.

STATE OF UTAH :

County of Davis:

On the 19th day of May, 1986 personally appeared before me Curtis W. Bennett and executed the above document.

Dated this 19th day of May, 1986.

By *Allyson E. Brown*  
Notary Public

Residing at : Kaysville, UT  
Commission Expires: 9-30-87